

| | | |
|-------------------------------------|---|---------------------|
| IN RE: PETITION FOR ZONING VARIANCE | * | BEFORE THE |
| N/S Avenue A, 165 ft. +/- | | |
| W of c/l Ross Road | * | ZONING COMMISSIONER |
| 9106 Avenue A | | |
| 15th Election District | * | OF BALTIMORE COUNTY |
| 6th Councilmanic District | | |
| John W. Taylor | * | Case No. 96-314-A |
| Petitioner | | |
| * * * * * | | |

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 9106 Avenue A in the North Point Community in eastern Baltimore County. The Petition is filed by John W. Taylor, property owner. Variance relief is requested from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to allow an existing detached deck to be located in the front yard in lieu of the required rear yard and also for the said deck to be set back a distance of 0 ft. from the side property line, in lieu of the required 2.5 ft. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Zoning Variance.

Appearing at the requisite public hearing held for this case was the aforementioned property owner, John W. Taylor. Also present was his consultant, James McKinney. There were no Protestants or other interested persons present.

Testimony and evidence presented was that the subject property is .33 acres in area zoned D.R.5.5. This is a waterfront property with frontage on Old Road Bay in eastern Baltimore County. The property has been in the Petitioner's family since 1937 when the site was originally acquired by the Petitioner's father. The property is improved with a 1-1/2 story dwelling and a garage which is located immediately adjacent to Avenue A, on the road side of the property.

ORDER RECEIVED FOR FILING

Date

By

4/4/96
M. Gorkh

APR 11 1996
BALTIMORE COUNTY

Mr. Taylor indicated that the property features a pier which extends from the bulkhead on the water side of the site into Old Road Bay. Previously, the property was severely sloped at the bulkhead into the water. In order to remedy this potential safety hazard and to provide an area for outdoor recreation and enjoyment, the Petitioner constructed an open deck approximately one year ago. The deck encompasses the width of the property and is located immediately adjacent to the bulkhead and the pier. The deck is shown in several photographs which were submitted at the hearing, as well as the site plan. Mr. Taylor indicates that he frequently has visitors to the property, including his grandchildren.

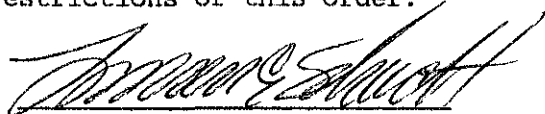
Based upon the testimony and evidence, all of which is uncontradicted, I am persuaded that the Petition for Variance should be granted. I am convinced that the Petitioner has satisfied the standards set forth in Section 307 of the BCZR, which authorizes this Zoning Commissioner to grant variance relief. The uniqueness of this property relates to its location on the water and the steep topography on the water side of the lot. Moreover, it is clear that the construction has not adversely affected surrounding properties.

Notwithstanding the grant of the variance relief requested, it is to be noted that the Petitioner shall comply with the Zoning Plans Advisory Committee (ZAC) comment submitted by the Department of Environmental Protection and Resource Management (DEPRM). That agency has advised that a variance must be obtained and that the property is within the Chesapeake Bay Critical Area. Compliance with DEPRM's comment will be conditioned to the relief granted.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 14th day of April, 1996 that a variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to allow an existing detached deck to be located in the front yard in lieu of the required rear yard and also for the said deck to be set back a distance of 0 ft. from the side property line, in lieu of the required 2.5 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner shall comply with all requirements of the Department of Environmental Protection and Resource Management as set forth in their comments dated March 6, 1996, attached hereto and made a part thereof.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmn

ORDER RECEIVED FOR FILING
4/14/96
Jm. Good



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

9106 Avenue A Balto. MD 12119

which is presently zoned D.R.5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 To allow an existing detached deck located in the front in lieu of the rear of the dwelling and a side yard setback of (0) in lieu of the required 2.5 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

To keep children from falling down steep embankment into the water.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s)

John W. Taylor

(Type or Print Name)

Signature

(Type or Print Name)

Signature

7914 Wise Ave.

Address

285-3838

Phone No

Baltimore, MD 21222

City

State

Zipcode

Name, Address and phone number of representative to be contacted

James Mc Kinney

Name

7633 South Bend rd.

Address

477-1677

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

R.F.

DATE

2-15-96

ITEM# 313



Printed with Soybean Ink
on Recycled Paper



**ZONING DESCRIPTION FOR
9106 AVENUE A**

96-314-A

Beginning at a point on the North side of Avenue A which is 30 feet wide at the distance of 165 feet West of the centerline of the nearest improved intersecting street, Ross Rd., Which is 30 feet wide.

Being Lot No 6 on a plat recorded among the plat records of Baltimore County in Plat Book WPC No 7, folio 70, containing 0 33 Acres.

Also known as 9106 Avenue A, and located in the 15th Election District, 6th Councilmanic District.

96-314A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15 Date of Posting 3/8/96
Posted for: Variance
Petitioner: John W. Taylor
Location of property: 9106 Avenue A
Location of Signs: Front of Property by Road
Remarks: _____
Posted by Gary James Date of return: 3/8/96
Number of Signs: 1 SIGNATURE



NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: 886-314-A
(Item 313)

9106 Avenue A
N/S Avenue A, 165' +/- W of
of Ross Road

15th Election District

15th Councilmanic

Legal Owner(s):

John W. Taylor

Variances to allow an existing detached deck located in the front in lieu of the rear of the dwelling and a side yard setback of zero in lieu of the required 2.5 feet.

Hearing: Tuesday, March 27,
1986 at 9:00 a.m. in Rm. 118,
Old Courthouse.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible for
Special accommodations.

Please Call 867-3353.

(2) For information concerning the file and/or hearing,
Please Call 867-3351.

2/26/86 Feb 29

C34641

CERTIFICATE OF PUBLICATION

TOWSON, MD., 2/29, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/29, 1996.

THE JEFFERSONIAN,

A. Henrickson

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF ANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

Nr

016829

ITEM # 313

DATE 2-15-76

ACCOUNT:

201-0150

10-0AR - \$ 50.00

080-010N - \$ 35.00

AMOUNT \$

85.00

RECEIVED
FROM:

John Taylor

96-314-A

FOR:

Resident's Variance

RTE

02A9130150N1000000

205.00

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 313 Petitioner: _____

Location: _____

PLEASE FORWARD ADVERTISING BILL TO:

NAME: JOHN W. Taylor

ADDRESS: 7914 WISE AVE.

BALTO. MD. 21222

PHONE NUMBER: 285-3838



TO: PUTUXENT PUBLISHING COMPANY

February 29, 1996 Issue - Jeffersonian

Please forward billing to:

John W. Taylor
7914 Wise Avenue
Baltimore, MD 21222
285-3838

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-314-A (Item 313)

9106 Avenue A

N/S Avenue A, 165' +/- W of c/l Ross Road

15th Election District - 6th Councilmanic

Legal Owner: John W. Taylor

Variance to allow an existing detached deck located in the front in lieu of the rear of the dwelling and a side yard setback of zero in lieu of the required 2.5 feet.

HEARING: TUESDAY, MARCH 27, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

February 26, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-314-A (Item 313)
9106 Avenue A
N/S Avenue A, 165'+/- W of c/l Ross Road
15th Election District - 6th Councilmanic
Legal Owner: John W. Taylor

Variance to allow an existing detached deck located in the front in lieu of the rear of the dwelling and a side yard setback of zero in lieu of the required 2.5 feet.

HEARING: TUESDAY, MARCH 27, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in dark ink, appearing to read "Arnold Jablon". The signature is fluid and cursive, with a large initial "A" and a long, sweeping underline.

Arnold Jablon
Director

cc: John W. Taylor
James McKinney

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 19, 1996

Mr. John W. Taylor
7914 Wise Avenue
Baltimore, Maryland 21222

RE: Item No.: 313
Case No.: 96-314-A
Petitioner: J. W. Taylor

Dear Mr. Taylor:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on February 15, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director March 6, 1996
Zoning Administration and
Development Management

FROM: Patricia M. Farr *PMF*
DEPRM

SUBJECT: Zoning Item #313 - Taylor Property
9106 Avenue A
Zoning Advisory Committee Meeting of February 26, 1996

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Environmental Impact Review

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

The existing detached deck is an accessory structure within the 100 foot buffer to Old Road Bay and is not approvable without a Chesapeake Bay Critical Area Administrative Variance.

PMF:TJI:sp

c: Mr. John W. Taylor

TAYLOR/DEPRM/TXTSBP

WILSON

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: March 1, 1996

FROM: *RWB* Robert W. Bowling, Chief
Development Plans Review Division
Department of Permits & Development
Management

SUBJECT: Zoning Advisory Committee Meeting
for March 4, 1996
Items 305 (Revised), 306 (Revised),
308, 309, 310, 313 314 *4*

The Development Plans Review Division has reviewed the subject zoning items, and we have no comments.

RWB:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: February 29, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 305, 306, 307, 308, 310, 311, (313), 314, and 315

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Dary L. Keens

PK/JL



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

2-27-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 313(RT)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410)887-4880

DATE: 02/27/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF FEB. 26, 1996

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

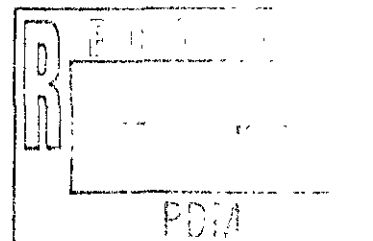
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 305, 306, 307, 308, 311, 312,
313, 314 & 315.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed with Soybean Ink
on Recycled Paper



Baltimore County Government
Department of Permits and Licenses



111 West Chesapeake Avenue
Towson, MD 21204

November 16, 1995

(410) 887-3610

John W. Taylor
9106 Avenue A
Baltimore, MD 21219

Re: B-95-228-15
9106 Avenue A
Permit required for deck.

Dear Mr. Taylor:

Our records indicate that you were informed of a building code violation at the referenced location. The building inspector assigned to your area has reported that the condition has not been corrected and that the violation is continuing.

A hearing has been scheduled on Tues., Jan. 9, 1996 at 9:00 a.m. in Room 106 of the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland to discuss this matter.

The purpose of this hearing is a final attempt to resolve this problem and avoid the necessity of filing criminal charges against you in the District Court of Maryland for the violation of the Baltimore County Building Code.

Your presence at the hearing is required. You may be represented by an attorney if you wish, and present any information you feel is pertinent.

If the matter referred to above has been corrected, or there is any other reason you feel the hearing should not be held, please call the inspector at 887-3953 between 8:00 and 8:45 a.m. or you may contact him in writing at the above address.

Very truly yours,

A handwritten signature in cursive script that reads "Errol Ecker".

Errol Ecker
Building Supervisor

cc: date file
b file
inspector - Maddox

ITEM # 313



Code

Enforcement

Baltimore County
Department of Permits & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3351

9106 AVE AVE
TODD'S FARM

* * * * * CORRECTION NOTICE * * * * *

CASE NUMBER C-96-2091

ELECTION DISTRICT: 15

LOCATION: 9106 AVENUE A
OWNER: JOHN W. TAYLOR
7914 WISE AVENUE
BALTIMORE, MD 21222

21219

Jan. 4 8:30

DEAR PROPERTY OWNER/OCCUPANT:

PLEASE BE ADVISED THAT AN INSPECTION OF THE ABOVE REFERENCED
LOCATION REVEALED THAT THERE IS AN APPARENT VIOLATION AND THE FOLLOWING
CORRECTION IS REQUIRED:

CEASE THE USE OF THE PROPERTY FOR:

(X) ACCESSORY STRUCTURES (WATERFRONT DECK) MUST BE LOCATED IN THE
REAR YARD 2 1/2 FEET FROM THE SIDE AND REAR PROPERTY LINES OR A
PETITION FOR VARIANCE (PUBLIC HEARING) MUST BE FILED IN THE ZONING
OFFICE, ROOM 109/111.

(887-3381)

51

IF YOU HAVE ANY FURTHER QUESTIONS, PLEASE CONTACT THIS OFFICE AT
887-5681. FAILURE TO COMPLY BY DECEMBER 5, 1995 WILL RESULT IN THE
ISSUANCE OF A CITATION WHEREIN YOU ARE SUBJECT TO A CIVIL PENALTY OF
\$200.00 FOR EACH VIOLATION, AND EACH DAY SHALL BE CONSIDERED A SEPARATE
VIOLATION (CIVIL PENALTY BILL #132-85).

INSPECTOR: WASILEWSKI
111 W. Chesapeake Ave.
Towson, Maryland 21204

November 1, 1995

ITEM# 313



Code

Enforcement

Baltimore County
Department of Permits & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3351

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Carl W. Richards
Zoning Coordinator

February 15, 1996

FROM: James H. Thompson -LJW
Zoning Enforcement Coordinator

RE: Item No. 313

VIOLATION CASE # C-96-2091
LOCATION OF VIOLATION 9106 Avenue A
DEFENDANT John W. Taylor
ADDRESS 7914 Wise Avenue
Baltimore, MD. 21222

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following persons:

NAME & ADDRESS

anonymous

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Zoning Enforcement Coordinator, so that the appropriate action may be taken relative to the violation case.

LD

RE: PETITION FOR VARIANCE * BEFORE THE
9106 Avenue A, N/S Avenue A, 165'+/- W of * ZONING COMMISSIONER
c/l Ross Road, 15th Election District, * OF BALTIMORE COUNTY
6th Councilmanic *
John W. Taylor *
Petitioner * CASE NO. 96-314-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 22nd day of March, 1996, a copy of the foregoing Entry of Appearance was mailed to James McKinney, E-Z Permit Service, 7633 South Bend Road, Baltimore, MD 21222, representative for Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

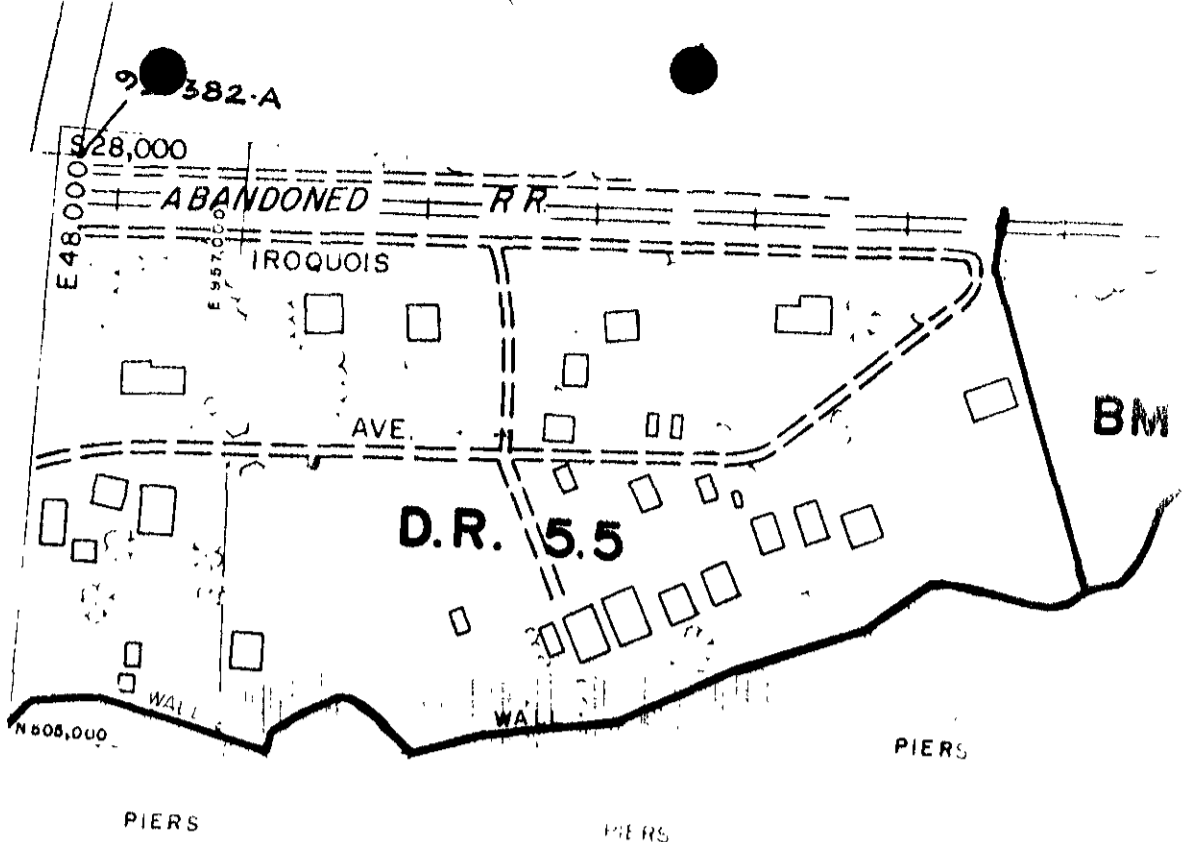
James McKinney

7633 South Bent Rd.

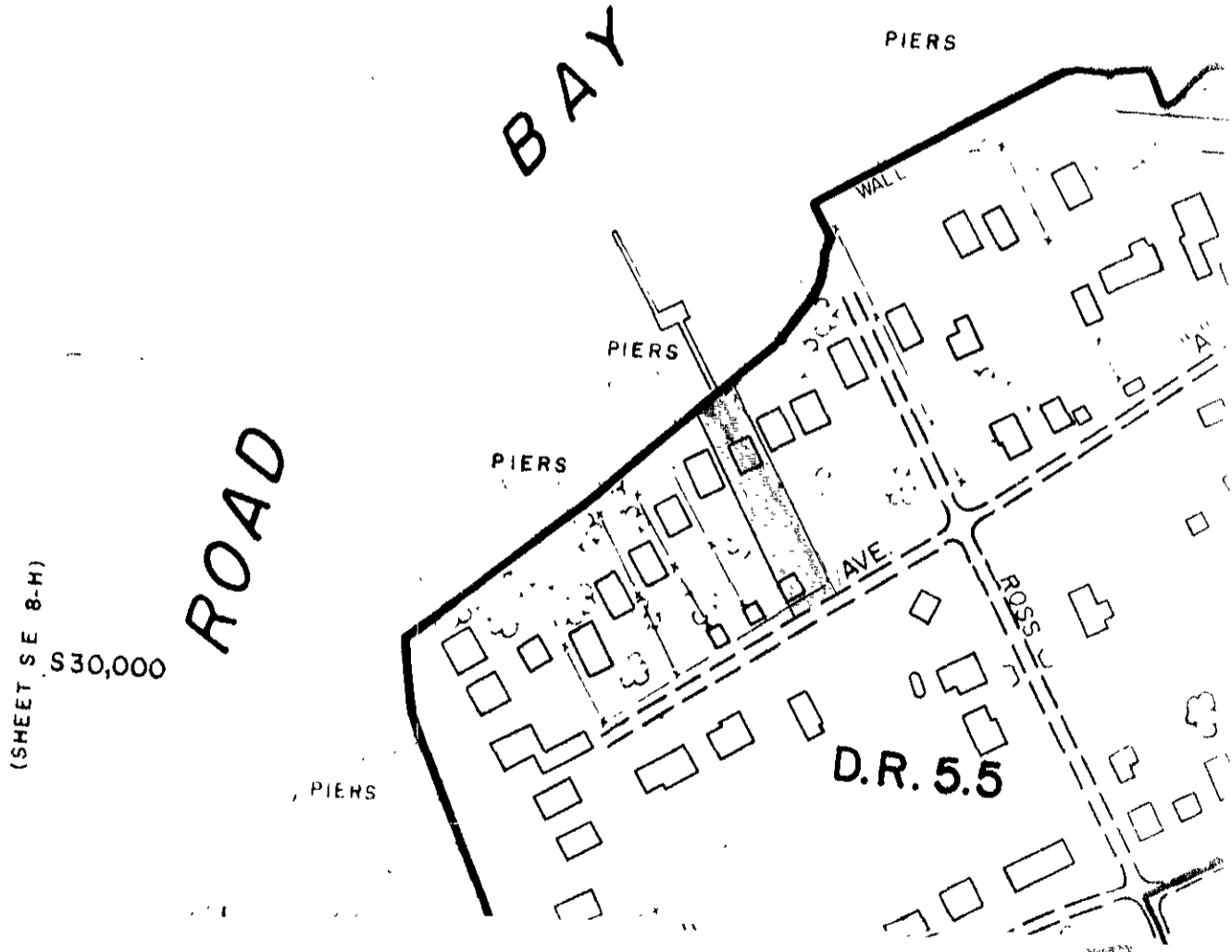
John W. Taylor

7914 Wise Ave





S 29,000 96-314-A

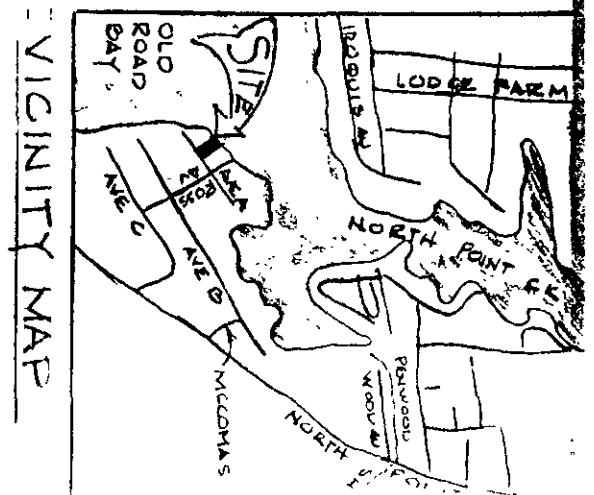
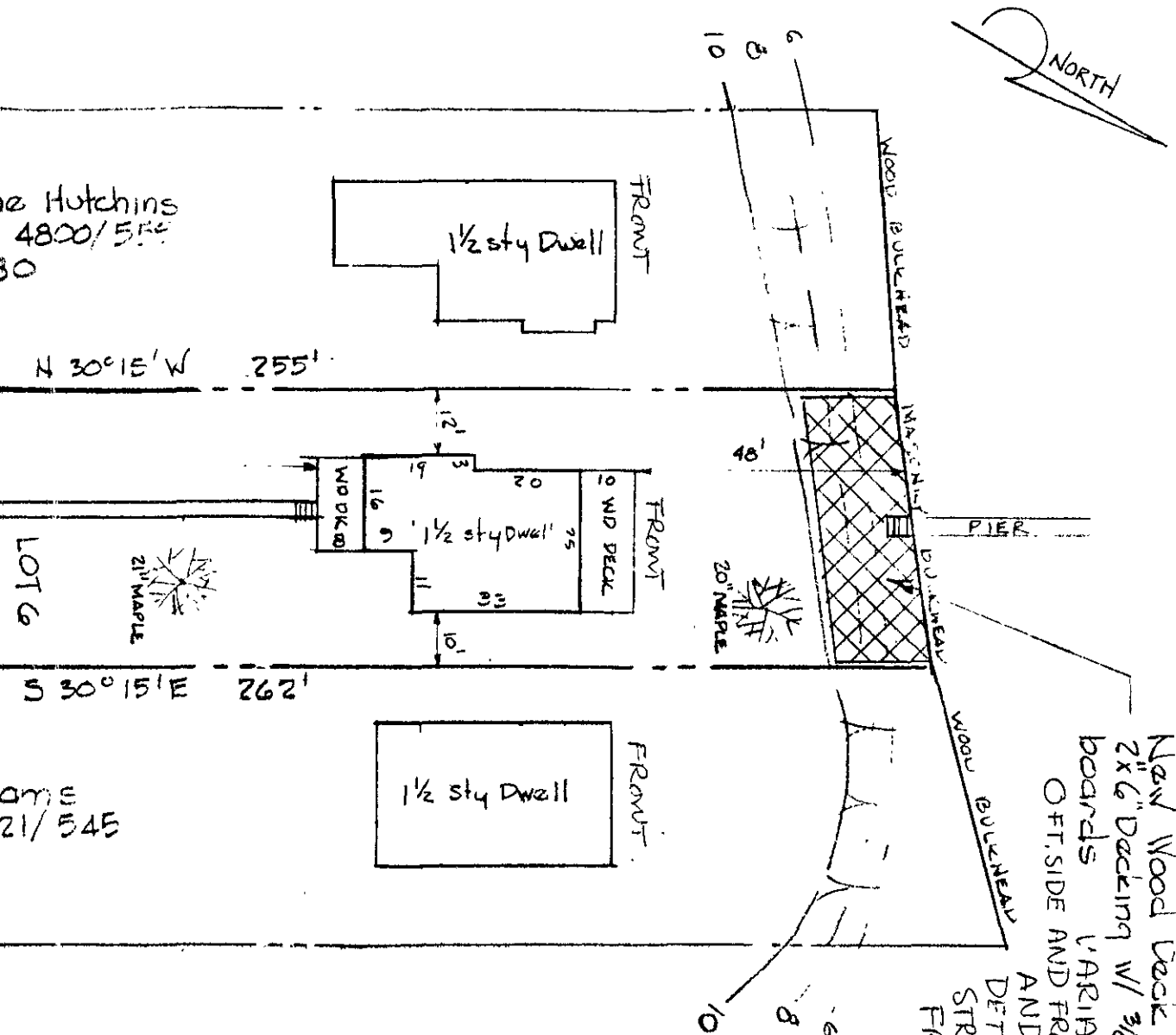


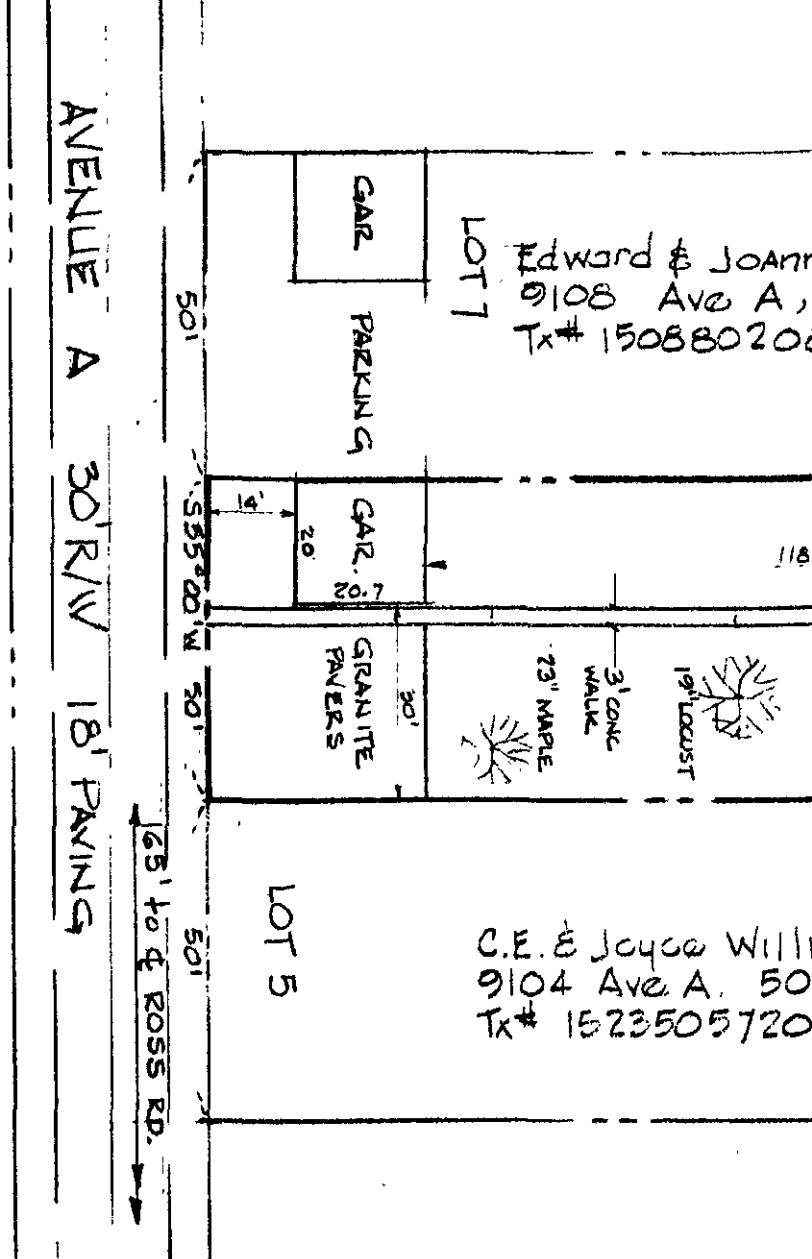
SE 8-I
ITEM #313

MICROFILM

OLD ROAD BAY

NEW Wood Deck 16' x 48'
2x6 Decking w/ 3/8" gap between
boards VARIANCE FOR
O.F.T. SIDE AND FRONT SETBACKS
AND TO PERMIT A
DETACHED ACCESSORY
STRUCTURE IN
FRONT YARD.





Edward & Joann
9108 Ave A,
Tx # 150880200

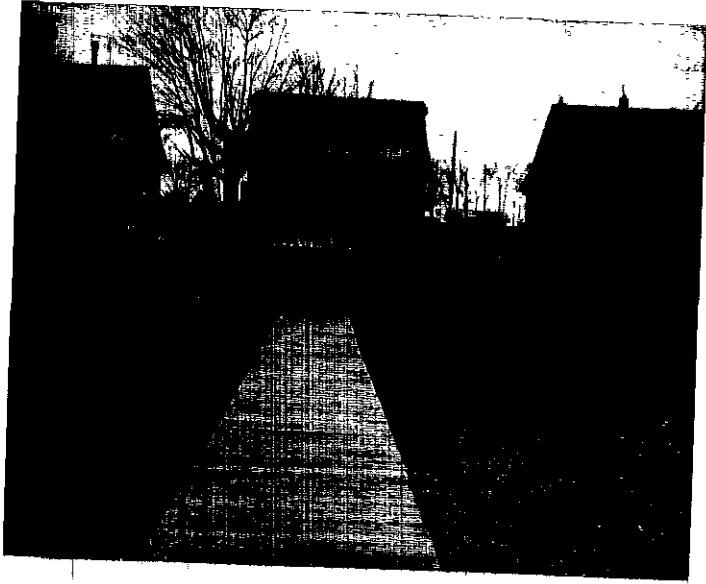
C.E. & Joyce Will
9104 Ave A, 50
Tx # 1523505720

PLOT PLAN
Scale: 1" = 30'

[Handwritten signature]

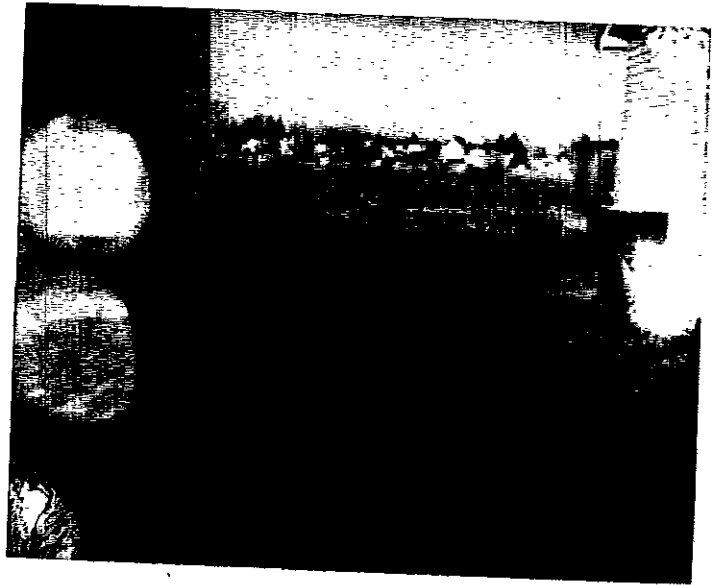
PLAT TO ACCOMPANY VARIANCE
9106 AVENUE A
BALTIMORE, MD 21219
4th COUNCILMANIC DIST, 15th ELEC. DI
1/200 SCALE MAP: SE 81
ZONING: DR 5.5
LOT SIZE: 14,592 sq ft, 0.33 Ac
PUBLIC SEWER & WATER EXISTS ON SITE
SITE IS LOCATED IN THE CHESAPEAKE
BAY CRITICAL AREA
PRIOR ZONING HEARINGS: NONE
OWNER: JOHN W. TAYLOR
7914 WISE AVE
BALTO. MD. 21222
THIS SITE IS
A SUMMER
RESIDENCE
OF APPLICANT
AND IS NOW
BEING CONVER-
TED TO SERVE
AS FULL TIME
RESIDENCE
FOR SAME.
PHONE: 285-3838
DEED: 8103/787
TAX NO: 1520000550
LOT # 6 WPC 7, Folio 70
DATE: JAN 23, 1996
~~DECK IN TIDAL FLOOD~~
PLAIN WILL MEET FLOOD PLAIN
CONSTRUCTION REQUIREMENTS.

ITEM # 313



FRONT

ITEM 313



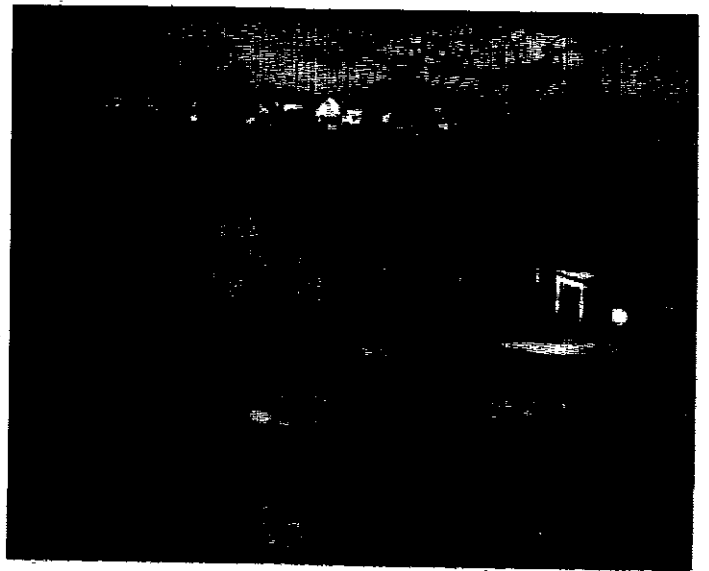
① SIDE

ITEM 313



2 SIDE

ITEM 313



REAR

ITEM 313

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

April 3, 1996

Mr. John W. Taylor
7914 Wise Avenue
Baltimore, Maryland 21222

RE: Case No. 96-314-A
Petition for Zoning Variance
Location: 9106 Avenue A, Baltimore, Md, 21219

Dear Mr. Taylor:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

c: Mr. James McKinney, 7633 South Bend Road, 21222



IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
N/S Avenue A, 165 ft. +/- * ZONING COMMISSIONER
W of c/j Ross Road *
9106 Avenue A * OF BALTIMORE COUNTY
15th Election District *
6th Councilmanic District * Case No. 96-314-A
John W. Taylor *
Petitioner * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 9106 Avenue A in the North Point Community in eastern Baltimore County. The Petition is filed by John W. Taylor, property owner. Variance relief is requested from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to allow an existing detached deck to be located in the front yard in lieu of the required rear yard and also for the said deck to be set back a distance of 0 ft. from the side property line, in lieu of the required 2.5 ft. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Zoning Variance.

Appearing at the requisite public hearing held for this case was the aforementioned property owner, John W. Taylor. Also present was his consultant, James McKinney. There were no Protestants or other interested persons present.

Testimony and evidence presented was that the subject property is .33 acres in area zoned D.R.5.5. This is a waterfront property with frontage on Old Road Bay in eastern Baltimore County. The property has been in the Petitioner's family since 1937 when the site was originally acquired by the Petitioner's father. The property is improved with a 1-1/2 story dwelling and a garage which is located immediately adjacent to Avenue A, on the road side of the property.

Mr. Taylor indicated that the property features a pier which extends from the bulkhead on the water side of the site into Old Road Bay. Previously, the property was severely sloped at the bulkhead into the water. In order to remedy this potential safety hazard and to provide an area for outdoor recreation and enjoyment, the Petitioner constructed an open deck approximately one year ago. The deck encompasses the width of the property and is located immediately adjacent to the bulkhead and the pier. The deck is shown in several photographs which were submitted at the hearing, as well as the site plan. Mr. Taylor indicates that he frequently has visitors to the property, including his grandchildren.

Based upon the testimony and evidence, all of which is uncontradicted, I am persuaded that the Petition for Variance should be granted. I am convinced that the Petitioner has satisfied the standards set forth in Section 307 of the BCZR, which authorizes this Zoning Commissioner to grant variance relief. The uniqueness of this property relates to its location on the water and the steep topography on the water side of the lot. Moreover, it is clear that the construction has not adversely affected surrounding properties.

Notwithstanding the grant of the variance relief requested, it is to be noted that the Petitioner shall comply with the Zoning Plans Advisory Committee (ZAC) comment submitted by the Department of Environmental Protection and Resource Management (DEPRM). That agency has advised that a variance must be obtained and that the property is within the Chesapeake Bay Critical Area. Compliance with DEPRM's comment will be conditioned to the relief granted.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

-2-

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 14 day of April, 1996 that a variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to allow an existing detached deck to be located in the front yard in lieu of the required rear yard and also for the said deck to be set back a distance of 0 ft. from the side property line, in lieu of the required 2.5 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioner shall comply with all requirements of the Department of Environmental Protection and Resource Management as set forth in their comments dated March 6, 1996, attached hereto and made a part thereof.

3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

-3-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

April 3, 1996

Mr. John W. Taylor
7914 Wise Avenue
Baltimore, Maryland 21222

RE: Case No. 96-314-A
Petition for Zoning Variance
Location: 9106 Avenue A, Baltimore, Md, 21219

Dear Mr. Taylor:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm

att:
c: Mr. James McKinney, 7633 South Bend Road, 21222

Printed with Supergen Ink
on Recycled Paper



Petition for Variance to the Zoning Commissioner of Baltimore County

for the property located at 9106 Avenue A Balto. MD 12119
which is presently zoned D.R.5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 to allow an existing detached deck located in the front in lieu of the rear of the dwelling and a side yard setback of (0) in lieu of the required 2.5 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County for the following reasons: (Indicate hardship or practical difficulty)
To keep children from falling down steep embankment into the water.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contact Purchaser/Lease:

(Type or Print Name)

Signature

Address

City State Zipcode

County for Personer

(Type or Print Name)

Signature

Address

City State Zipcode

(We do solemnly declare and affirm, under the penalties of perjury, that there are no other owners of the property which is the subject of this Petition.)

Legal Owner(s):

John W. Taylor

(Type or Print Name)

John W. Taylor

Signature

(Type or Print Name)

Signature

7914 Wise Ave. 285-3839

Baltimore, MD 21222

Name, Address and phone number of representative to be contacted

James Mc Kinney

7633 South Bend rd. 477-1677

Address Phone No

City State Zipcode

ESTIMATED LENGTH OF HEARING

unavailable for hearing

the following date: Best Two Months

ALL OTHER: DATE 2-15-96

RECEIVED BY: R.F. ITEM# 313

ITEM#313

ZONING DESCRIPTION FOR
9106 AVENUE A

96-314-A

Beginning at a point on the North side of Avenue A which is 30 feet wide at the distance of 165 feet West of the centerline of the nearest improved intersecting street, Ross Rd., Which is 30 feet wide.

Being Lot No. 6 on a plat recorded among the plat records of Baltimore County in Plat

Book WPC No. 7, folio 70, containing 0.33 Acres.

Also known as 9106 Avenue A, and located in the 15th Election District, 6th

Councilmanic District.

GDM 9623

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15 Date of Posting: 3/8/96

Posted for: Variance

Petitioner: John W. Taylor

Location of property: 9106 Avenue A

Location of Sign: Front of Property by Road

Remarks:

Posted by: *Thay Spence* Date of return: 3/8/96

Number of Signs: 1

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Ordinance of Baltimore County and the Zoning Regulations of Baltimore County, do hereby give notice of a public hearing on the proposed petition for a Variance from Section 400.1 of the Zoning Regulations of Baltimore County, to the Zoning Commission of Baltimore County, to be held at the County Office Building, 111 W. Camden Avenue, Baltimore, Maryland 21204, on the 15th day of April, 1996, at 2:00 p.m. in the 15th Councilmanic District.

Case: 96-314-A

Location: 9106 Avenue A

Address: 9106 Avenue A, 165' +/- W of Old Road Bay

15th Election District

6th Councilmanic District

Legal Owner(s):

John W. Taylor

Variance to allow an existing detached deck located in the front yard in lieu of the rear yard and a side yard setback of 0 ft. in lieu of the required 2.5 ft.

Public Hearing: March 27, 1996 at 2:00 p.m. in the 15th Councilmanic District.

For information only.

For information only.

For information only.

For information only.

For information only.

For information only.

For information only.

For information only.

For information only.

For information only.

For information only.

For information only.

For information only.

For information only.

For information only.

For information only.

For information only.

For information only.

For information only.

For information only.

For information only.

For information only.

For information only.

For information only.

For information only.

For information only.

For information only.

For information only.

For information only.

CERTIFICATE OF PUBLICATION

TOWSON, MD., 2/29, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/29, 1996.

THE JEFFERSONIAN,

A. Henrickson

LEGAL AD. - TOWSON

Advertisement

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

ITEM# 313

DATE: 3-15-96 ACCOUNT: 311-6150

AMOUNT: \$ 55.00

RECEIVED FROM: John Taylor

FOR: 96-314-A

FOR: Residential Variance

DATE: 3/15/96

AMOUNT: \$ 55.00

RECEIVED FROM: John Taylor

FOR: 96-314-A

FOR: Residential Variance

DATE: 3/15/96

AMOUNT: \$ 55.00

RECEIVED FROM: John Taylor

FOR: 96-314-A

FOR: Residential Variance

DATE: 3/15/96

AMOUNT: \$ 55.00

RECEIVED FROM: John Taylor

FOR: 96-314-A

FOR: Residential Variance

DATE: 3/15/96

AMOUNT: \$ 55.00

RECEIVED FROM: John Taylor

FOR: 96-314-A

FOR: Residential Variance

DATE: 3/15/96

AMOUNT: \$ 55.00

RECEIVED FROM: John Taylor

FOR: 96-314-A

FOR: Residential Variance

DATE: 3/15/96

AMOUNT: \$ 55.00

RECEIVED FROM: John Taylor

FOR: 96-314-A

FOR: Residential Variance

DATE: 3/15/96

AMOUNT: \$ 55.00

RECEIVED FROM: John Taylor

FOR: 96-314-A

FOR: Residential Variance

DATE: 3/15/96

AMOUNT: \$ 55.00

RECEIVED FROM: John Taylor

FOR: 96-314-A

FOR: Residential Variance

DATE: 3/15/96

AMOUNT: \$ 55.00

RECEIVED FROM: John Taylor

FOR: 96-314-A

FOR: Residential Variance

DATE: 3/15/96

AMOUNT: \$ 55.00



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 313 Petitioner: _____

Location: _____

PLEASE FORWARD ADVERTISING BILL TO:

NAME: John W. Taylor

ADDRESS: 7914 Wise Ave.

Baltimore, MD. 21204

PHONE NUMBER: 285-3838

Printed with Soy-based Ink
on Recycled Paper

12

TO: PUTZEMER PUBLISHING COMPANY
February 29, 1996 Issue - Jeffersonian

Please forward billing to:

John W. Taylor
7914 Wise Avenue
Baltimore, MD 21222
285-3838

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-314-A (Item 313)
5106 Avenue A
N/S Avenue A, 165' +/- W of c/l Ross Road
15th Election District - 6th Councilmanic
Legal Owner: John W. Taylor

Variance to allow an existing detached deck located in the front in lieu of the rear of the dwelling and a side yard setback of zero in lieu of the required 2.5 feet.

HEARING: TUESDAY, MARCH 27, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

February 26, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-314-A (Item 313)
5106 Avenue A
N/S Avenue A, 165' +/- W of c/l Ross Road
15th Election District - 6th Councilmanic
Legal Owner: John W. Taylor

Variance to allow an existing detached deck located in the front in lieu of the rear of the dwelling and a side yard setback of zero in lieu of the required 2.5 feet.

HEARING: TUESDAY, MARCH 27, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

Carl Jablon

Arnold Jablon
Director

cc: John W. Taylor
James McKinney

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Soy-based Ink
on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 19, 1996

Mr. John W. Taylor
7914 Wise Avenue
Baltimore, Maryland 21222

RE: Item No.: 313
Case No.: 96-314-A
Petitioner: J. W. Taylor

Dear Mr. Taylor:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on February 15, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

Printed with Soy-based Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
March 6, 1996

FROM: Patricia M. Farr
DEPRM

SUBJECT: Zoning Item #313 - Taylor Property
9106 Avenue A
Zoning Advisory Committee Meeting of February 26, 1996

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Environmental Impact Review

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

The existing detached deck is an accessory structure within the 100 foot buffer to Old Road Bay and is not approvable without a Chesapeake Bay Critical Area Administrative Variance.

PMF:TJ1:sp

cc: Mr. John W. Taylor

TAYLOR/DEPRM/TXTSBR

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management
Date: March 1, 1996

FROM: Robert W. Bowling, Chief
Development Plans Review Division
Department of Permits & Development
Management

SUBJECT: Zoning Advisory Committee Meeting
for March 4, 1996
Items 305 (Revised), 306 (Revised),
308, 309, 310, (313) 314

The Development Plans Review Division has reviewed the subject zoning items, and we have no comments.

RWB:jrb

cc: File

ZONECOMM. 396

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management
DATE: February 29, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 305, 306, 307, 308, 310, 311, 313, 314, and 315

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey W. Long*
Division Chief: *David L. Klein*

PK/JL

ITEM305A/PZONE/ZAC1



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 313 (KT)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 02/27/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF FEB. 26, 1996

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 305, 306, 307, 308, 311, 312, 313, 314 & 315.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

CC: File
Printed with Soybean Ink
on Recycled Paper

111 West Chesapeake Avenue
Towson, MD 21204



November 16, 1995

(410) 887-3610

John W. Taylor
9106 Avenue A
Baltimore, MD 21219

Re: B-95-228-15
9106 Avenue A
Permit required for deck.

Dear Mr. Taylor:

Our records indicate that you were informed of a building code violation at the referenced location. The building inspector assigned to your area has reported that the condition has not been corrected and that the violation is continuing.

A hearing has been scheduled on Tues., Jan. 9, 1996 at 9:00 a.m. in Room 106 of the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland to discuss this matter.

The purpose of this hearing is a final attempt to resolve this problem and avoid the necessity of filing criminal charges against you in the District Court of Maryland for the violation of the Baltimore County Building Code.

Your presence at the hearing is required. You may be represented by an attorney if you wish, and present any information you feel is pertinent.

If the matter referred to above has been corrected, or there is any other reason you feel the hearing should not be held, please call the inspector at 887-3953 between 8:00 and 8:45 a.m. or you may contact him in writing at the above address.

Very truly yours,
Errol Ecker
Building Supervisor

cc: date file
b file
inspector - Maddox

ITEM # 313



Code Enforcement

Baltimore County
Department of Permits & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3331

9106 AVE AVE
TOWSON, MARYLAND

***** CORRECTION NOTICE *****

CASE NUMBER C-96-2091

ELECTION DISTRICT: 15

LOCATION: 9106 AVENUE A
OWNER: JOHN W. TAYLOR
7914 WISE AVENUE
BALTIMORE, MD 21222

DEAR PROPERTY OWNER/OCCUPANT:

PLEASE BE ADVISED THAT AN INSPECTION OF THE ABOVE REFERENCED

LOCATION REVEALED THAT THERE IS AN APPARENT VIOLATION AND THE FOLLOWING

CORRECTION IS REQUIRED:

CEASE THE USE OF THE PROPERTY FOR:

(X) ACCESSORY STRUCTURES (WATERFRONT DECK) MUST BE LOCATED IN THE REAR YARD 2 1/2 FEET FROM THE SIDE AND REAR PROPERTY LINES OR A PETITION FOR VARIANCE (PUBLIC HEARING) MUST BE FILED IN THE ZONING OFFICE, ROOM 109/111.
(887-3381)
5)

IF YOU HAVE ANY FURTHER QUESTIONS, PLEASE CONTACT THIS OFFICE AT 887-5681. FAILURE TO COMPLY BY DECEMBER 5, 1995 WILL RESULT IN THE ISSUANCE OF A CITATION WHEREIN YOU ARE SUBJECT TO A CIVIL PENALTY OF \$200.00 FOR EACH VIOLATION, AND EACH DAY SHALL BE CONSIDERED A SEPARATE VIOLATION (CIVIL PENALTY BILL #132-85).

INSPECTOR: WASILEWSKI
111 W. Chesapeake Ave.
Towson, Maryland 21204

November 1, 1995

ITEM # 313



Code Enforcement

Baltimore County
Department of Permits & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3331

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Carl W. Richards
Zoning Coordinator

February 15, 1996

FROM: James H. Thompson -LTM
Zoning Enforcement Coordinator

RE: Item No. 313

VIOLATION CASE # C-96-2091
LOCATION OF VIOLATION 9106 Avenue A
DEFENDANT John W. Taylor
ADDRESS 7914 Wise Avenue
Baltimore, MD. 21222

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following persons:

NAME & ADDRESS

anonymous

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Zoning Enforcement Coordinator, so that the appropriate action may be taken relative to the violation case.

PETITIONER(S) SIGN-IN SHEET

| NAME | ADDRESS |
|----------------|---------------------|
| James McKinney | 7633 South Bend Rd. |
| John W. Taylor | 7914 WISE AVE |

96-314-A

RE: PETITION FOR VARIANCE
9106 Avenue A, N/S Avenue A, 165' +/- W of
c/1 Ross Road, 15th Election District,
6th Councilmanic
John W. Taylor
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 96-314-A

ENTRY OF APPEARANCE

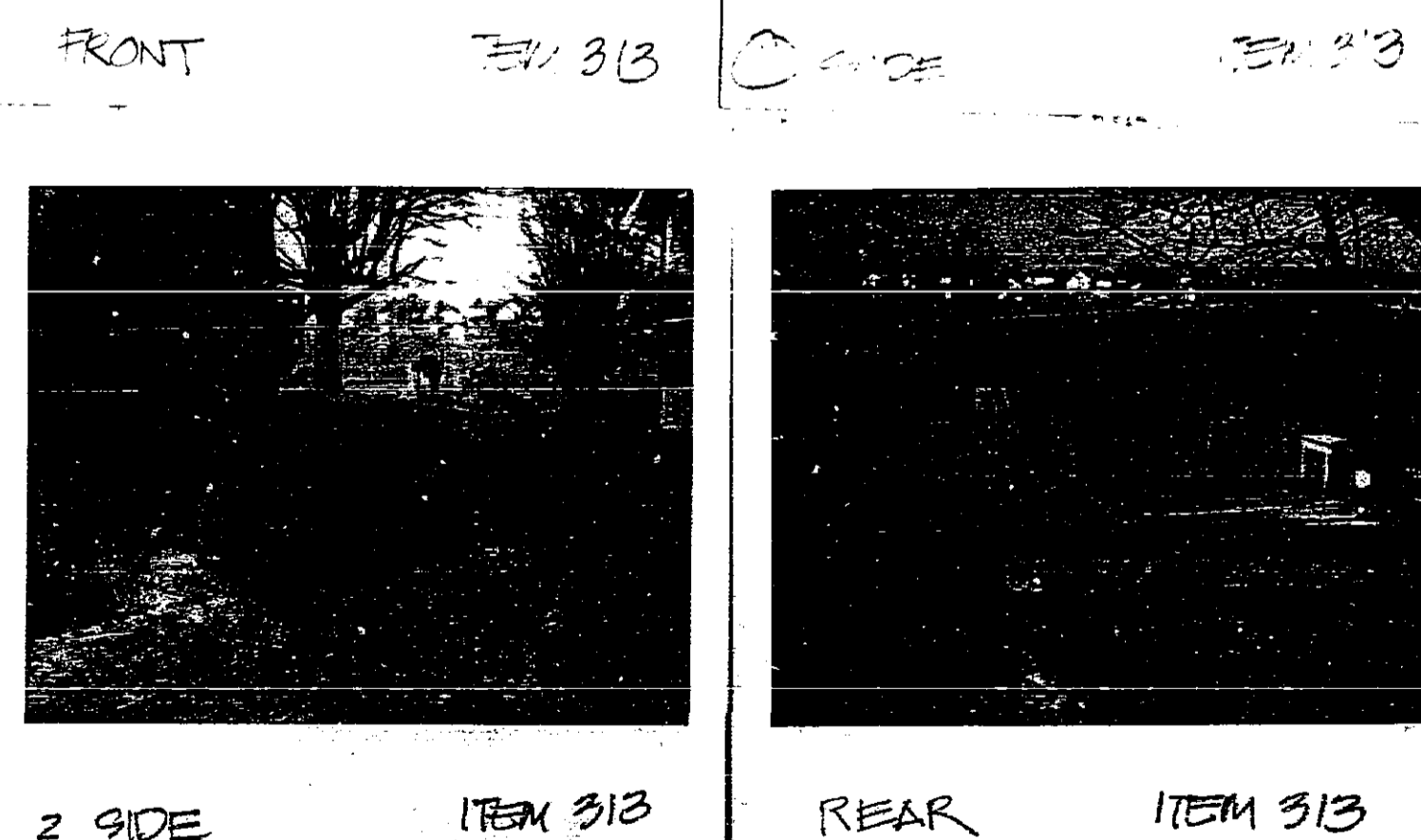
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County
Carole S. Dymilio
CAROLE S. DYMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

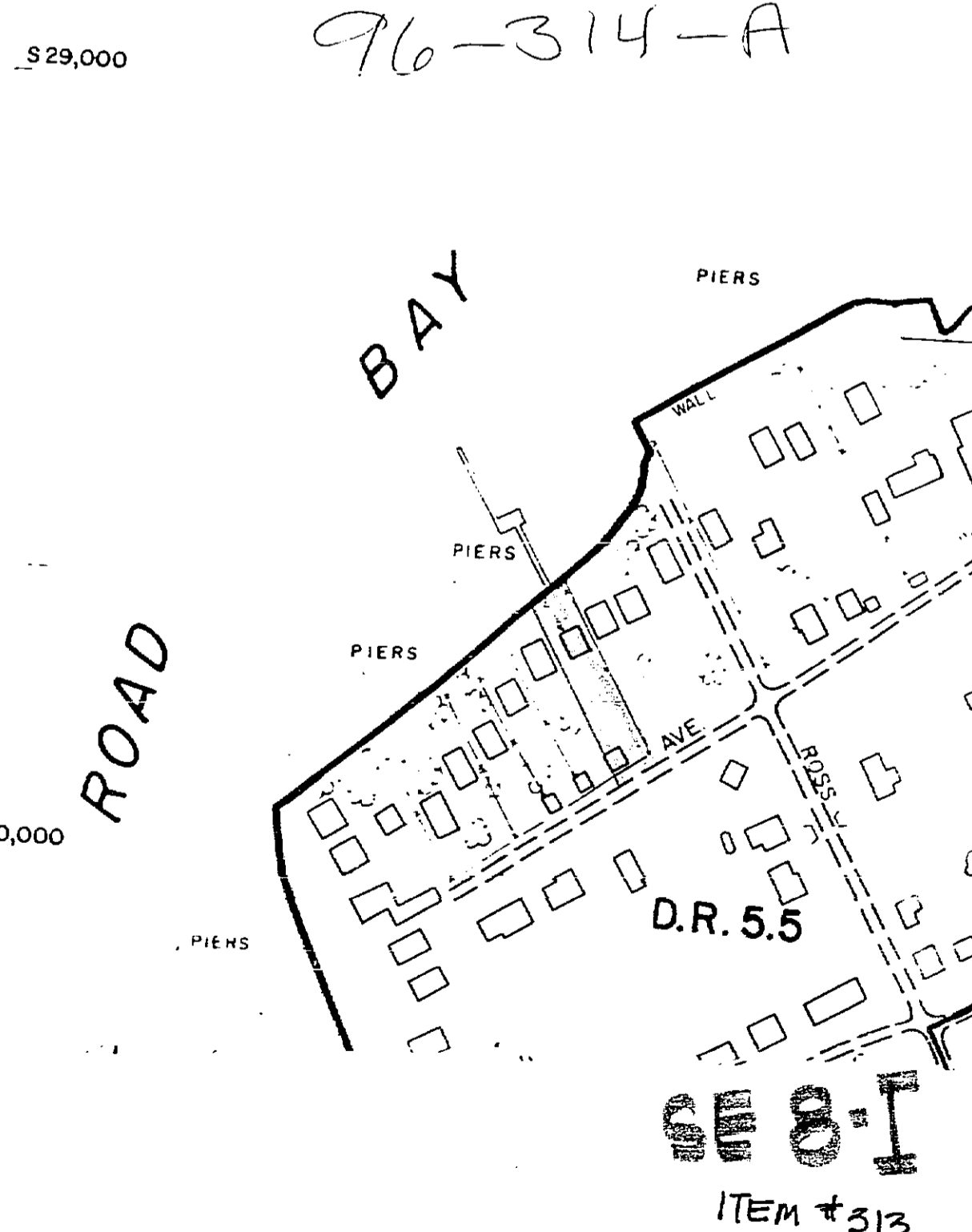
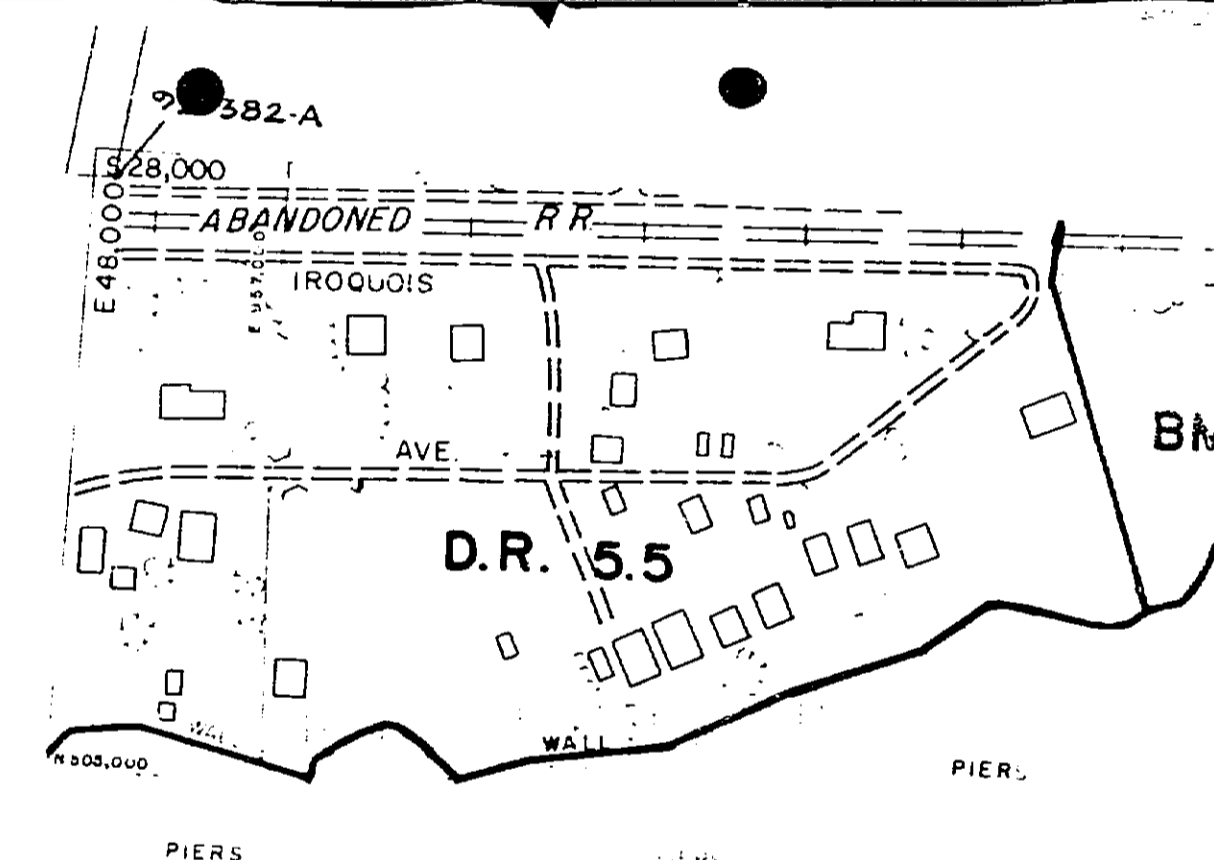
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of March, 1996, a copy of the foregoing Entry of Appearance was mailed to James McKinney, E-2 Permit Service, 7633 South Bend Road, Baltimore, MD 21222, representative for Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN



2 SIDE ITEM 313 REAR ITEM 313



96-314-A

OLD ROAD DAY

New Wood Deck 16'x48'
2x6 Decking w/ 3/8" gap between
boards VARIANCE FOR
OFF-SIDE AND FRONT SETBACKS
AND TO PERMIT A
DETACHED ACCESSORY
STRUCTURE IN
FRONT YARD.

VICINITY MAP

FRONT LOT 7 LOT 6 LOT 5

Edward & Joanne Hobbins
9106 AVE A, 15000 511
TAX 1500007080

CE & Joanne Williams
9106 AVE A, 15021 545
TAX 1525507120

AVENUE A 30' R/W 18' PAVING

PLOT PLAN
Scale: 1"=30'

PLAT TO ACCOMPANY VARIANCE
9106 AVENUE A
BALTIMORE, MD 21222
6th COUNCILMANIC DIST, 15th ELEC. DIST
1/200 SCALE MAP: SE 81
ZONING: DR 5.5
LOT SIZE: 14,592 sq ft, 0.33 ac
PUBLIC SEWER & WATER EXISTS ON SITE
SITE IS LOCATED IN THE CHESAPEAKE
DAY CRITICAL AREA
PRIOR ZONING HEARINGS: NONE
OWNER: JOHN W. TAYLOR
7914 WISE AVE
BALTO. MD. 21222
PHONE: 285-3838
DEED: 8103/787
TAX NO: 1520000550
LOT #6 WPC 7, Folio 70
DATE: JAN 23, 1996
THIS SITE IS
A SUMMER
RESIDENCE
OF APPLICANT
AND IS NOW
BEING CON-
SIDERED TO
SERVE AS
FULL TIME
RESIDENCE
FOR SAME.

DECK IN TIDAL FLOOD
PLAIN WILL MEET FLOOD PLAIN
CONSTRUCTION REQUIREMENTS.

ITEM # 313



96-314-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

| SCALE | LOCATION | SHEET |
|--|--------------------------|-------|
| 1" = 200' ± | NORTH POINT | S.E. |
| DATE OF PHOTOGRAPHY JANUARY 1986 | FORT HOWARD ITEM# 313 | 8-I |